



***Board of Zoning Appeals Public Hearing
March 20, 2012 — 7:00 P.M***

CASE NUMBER:	V-12-004
PROPERTY LOCATION:	5200 Block of Byers Road, Johns Creek, GA 30005 1st District, 1st Section Land Lot 236
CURRENT ZONING:	R-4 Conditional (Single Family Dwelling District)
PARCEL SIZE:	0.22 Acres
PROPERTY OWNER:	Trey Investment Properties, Inc.

REQUEST

The applicant seeks a variance to encroach 4 feet into the 20-foot front yard building setback to allow construction of a single-family residential dwelling with a deck. The subject property is lot 1 of Abbots Chase subdivision, which is located adjacent to the northeast side of Abbots Bridge Road. The applicant's letter of appeal state that the front yard setback encroachment is needed due to the triangular shape of the lot and 20-foot drainage easement located interior to the rear property line. The drainage easement would constrict the lot's building envelope. To accommodate the building footprint comparable to existing residences found in the subdivision, the proposed residential dwelling would require that it encroach into the front yard setback.

ADJACENT ZONING AND LAND USES

The subject property is located in Abbots Chase subdivision, zoned R-4 Conditional, and is surrounded by residential uses on all sides. To the east of the subject property is Westbury subdivision, zoned CUP Conditional (Community Unit Plan District). To the north and west is Hillbrooke subdivision, zoned R-4 Conditional. To the south, across Abbots Bridge Road, is an undeveloped AG-1 tract, additional R-4 Conditional zoned tracts, and Abbots Landing and Abbots Pond subdivisions, zoned TR Conditional (Townhome Residential District) and R-4 Conditional, respectively.

APPLICABLE CODE REQUIREMENTS

2005Z-0107 NFC & 2005VC-0216 NFC; approved zoning condition 3.b.:

- b. Reduce the **front yard setback on all lots to 20 feet.**

Aerial and Vicinity Map

